

Maine Coast Surveying Boundary Surveys

A Boundary Survey is the process of finding, identifying, measuring, and reporting the location of the boundary lines of a parcel of land. A Boundary Survey will also indicate the extent of any easements, whether burdening the locus parcel (such as a utility line easement crossing the subject property to a neighboring property) or appurtenant to the locus parcel (such as the right to cross another property for access to a town road). A Boundary Survey should also reveal any encroachments. An encroachment is the use of a parcel of land by an individual other than the owner without the benefit of a recorded right to do so. The neighbors might be encroaching on the locus parcel or vice versa. Either occurrence will be reported on the Boundary Survey.

Maine Coast Surveying will perform a Boundary Survey in accordance with the Technical Standards of the Maine Board of Licensure for Professional Land Surveyors (Board Rules Chapter 90 Part Two effective April 1, 2001) Maine Coast Surveying's work will include the following:

- Maine Coast Surveying will perform records research on the subject property at the appropriate Registry of Deeds and other applicable offices. The research will include both public and private records as appropriate. This research will often extend to surrounding properties. We may contact previous owners, prior surveyors, and abutting property owners as we think it may be helpful in determining the correct location of the boundaries.
- Maine Coast Surveying will perform field measurements to locate existing and pertinent physical evidence of property lines, monumentation, or occupation. These measurements may extend well beyond the boundaries of the subject property as necessary. These measurements may be made by indirect observations that do not require the occupation of or clearing the actual boundaries.
- Maine Coast Surveying will perform office computation and analysis of the field and record evidence in order to arrive at a final conclusion regarding the location of the boundaries of the subject property. As survey methods improve, there are usually "differences" between previous deed calls and new surveyed dimensions. These differences usually are minute and make no difference to the location of the boundaries. Adding extra, out of date dimensions to a plan does not help to define the property and may confuse the end user of the survey. When differences between the record dimensions and surveyed dimensions leave some doubt as to the correct location of the boundaries, that fact is noted on the plan or in a report.
- Maine Coast Surveying will monument all major corners of the property that are not adequately marked by existing monuments. However, minor corners (such as slight meanders of stonewalls and irregular road right of way lines) are not normally monumented. In addition, it is often desirable to set or use reference monuments where monumenting the actual corner is impractical or unnecessary. The monuments we will set consist of a 5/8" x 48" long rebar with a 2" aluminum cap inscribed "Maine Coast Surveying PLS 1191". In areas where ledge is encountered a drill hole or a shorter rebar may be used. We will not blaze and paint boundaries unless requested. This will entail additional cost.
- We will prepare a plan showing all information pertinent to the boundary survey suitable for recording at the appropriate Registry of Deeds. Usually, the physical features of the subject property (such as the buildings, driveways, utilities, and other improvements) are also shown on the plan. However, in the case of large parcels some interior features may not be shown. We believe that most discrepancies and problems can be addressed on the plan. If they cannot be adequately addressed then an additional report will be prepared.
- Maine Coast Surveying usually only prepares a new legal description of the subject property when specifically requested to by the client.